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SKETCH DEVELOPMENT PLAN BRUNSWICK COUNTY, NORTH CAROLINA

ABSTRACT

TITLE: SKETCH DEVELOPMENT PLAN, BRUNSWICK COUNTY, N. C.

AUTHOR: State of North Carolina, Department of Local Affairs,
Division of Community Planning, David L. Pugh

SUBJECT: Land Use Needs
Sketch Development Plan
Major Thoroughfare Plan

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LOCAL PLANNING

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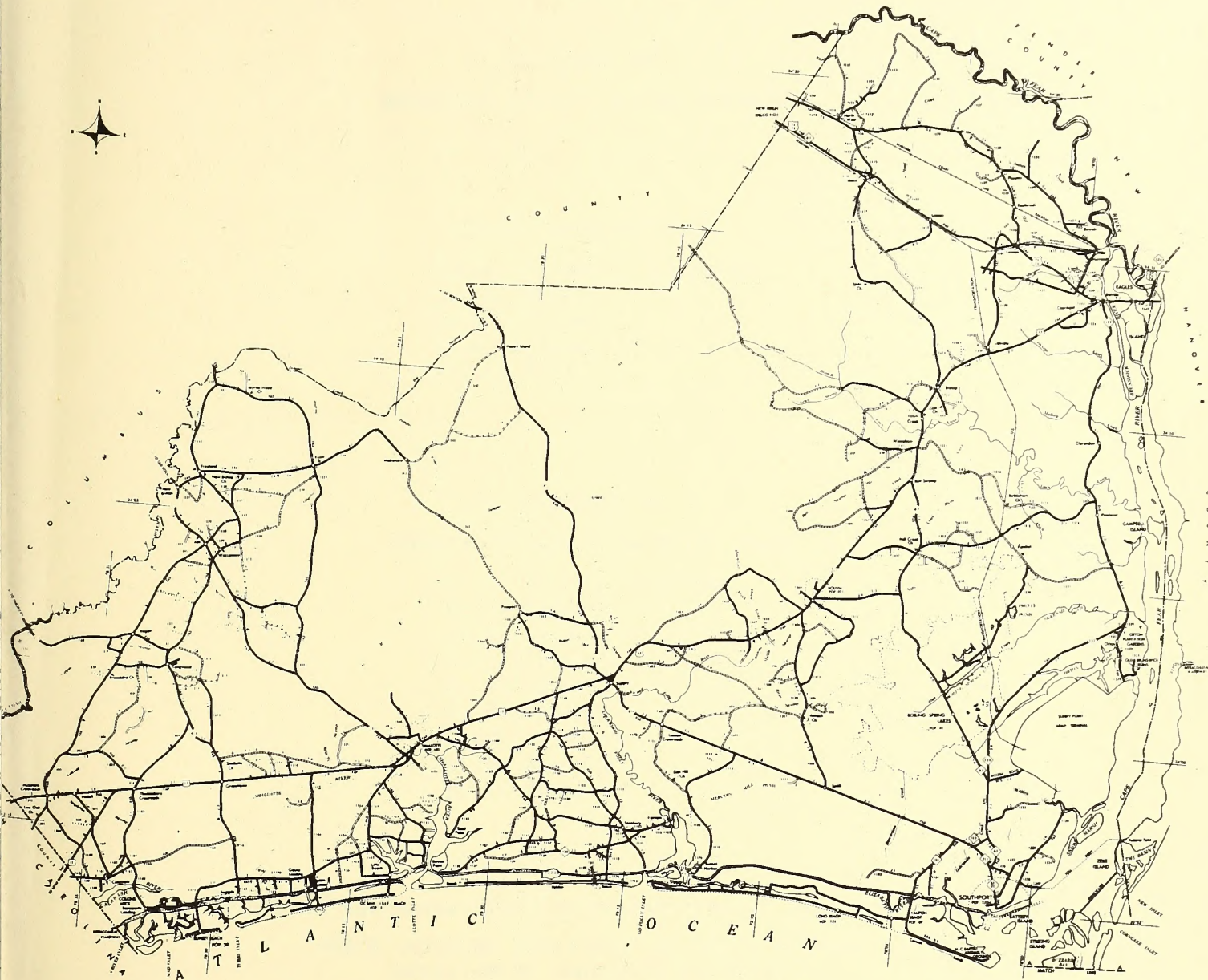
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ABSTRACT: The Brunswick County Sketch Development Plan has been designed to utilize all possible areas of physical, social and economic potential within the county. The plan is a long range program for the efficient use of the land resources.



SKETCH DEVELOPMENT PLAN BRUNSWICK COUNTY, NORTH CAROLINA

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PREPARED FOR
BRUNSWICK COUNTY, NORTH CAROLINA

COUNTY COMMISSIONERS

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Clemmit Holden
D. Bert Frink
V. A. Creech, Jr.
Willie Ward

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H. V. Thompson

Technical Assistance for the Preparation of This Report By:

NORTH CAROLINA DEPARTMENT OF LOCAL AFFAIRS
DIVISION OF COMMUNITY PLANNING

George J. Monaghan - Administrator
Lee S. Downie - Director, Central Area Office
David L. Pugh - Project Planner



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INTRODUCTION

Planning Background

The Sketch Development Plan is the second in a series of planning documents which will be produced under the direction of the Brunswick County Planning Board. The first study to be completed in this series was the county's Initial Housing Element. This study dealt with the existing housing inventory and the various housing deficiencies within the county. Problem areas associated with local housing were outlined and an "action program" of methods for improving the county's housing was given. Planning documents which will follow the Sketch Development Plan include a county-wide Zoning Ordinance and Subdivision Regulations. All of these documents and the various planning activities and implementation procedures associated with them are aimed at creating a better physical and social environment for all of the citizens of Brunswick County.

The Sketch Development Plan

The purpose of the Brunswick County Sketch Development Plan is to broadly outline general guides for the county's physical growth. The Plan is not intended as an inflexible or "final" guide, but it is a working tool for use in subsequent implementation activities. The Plan is based on certain general considerations which take into account physical, economic and social determinants. Projected population and patterns of urbanization are taken into account. Soils unsuitable for building purposes and areas susceptible to flooding are outlined as such and are utilized for agriculture, forestry or are set aside as recreation areas and natural preserves. Likewise, existing areas of untapped potential are discussed in the hope that interested citizens will take advantage of their possibilities. The basic concept behind the Sketch Development Plan is that the residential, commercial, industrial and other land uses that comprise Brunswick County, should be developed in such a manner that they complement one another and contribute to the county rather than adding to environmental disorder.

Regional Setting

Brunswick County is the fifth largest county in North Carolina, and has 873 square miles of land area. The county is located in the southeastern corner of the State. Brunswick is bordered on the north by Columbus County, on the northeast by New Hanover and Pender Counties, on the southwest by South Carolina, and on the south by the Atlantic Ocean. The Cape Fear River traverses the east side of the county, and the Intracoastal

Waterway separates the mainland county from its associated island resort areas. Primary highways within Brunswick County include U. S. Highways 17, 74, and 76. Other State Highways include N. C. 87, 130, 133, and 211.

Historical Tradition

Brunswick County has a rich historical tradition. The county was explored by Spanish Conquistadores in the 1920's. The first permanent settlement within the county was at Brunswick Town in 1725. The county was officially formed in 1764 from parts of Bladen and New Hanover Counties. The original county seat was at Brunswick Town, but in 1808 it was moved to what is now the location of Southport. Prior to the Civil War, Brunswick County was noted for its large rice plantations and its extensive turpentine and tar camps. The lack of slave labor after the War brought an end to the county's plantations. The county's agricultural past is continuing to diminish today, manufacturing, tourism, and governmental services constitute the backbone of Brunswick's economy.

GENERAL CONSIDERATIONS

Land Use Limitations

Different types of soils, flooding patterns, and the county's climatological history are important data which must be considered in the Sketch Development Plan. Brunswick County is fortunate to have a large usable land area. Most of the county's 873 square miles can be used for some type of urban land use; however, there are certain areas which must be used cautiously.

Soil Types

There are nine general soil types found in Brunswick County. Three of these soil types have no limitations for urban land uses. The three soil types are: (1) the Lakeland-Rimini-Wagram Series, (2) the Lynchburg-Goldsboro-Johns Series, and (3) the Bladen-Dunbar-Craven Series. These three series constitute 44.3 percent of Brunswick's 558,720 acre total. The rest of the soils in the county have urban land use limitations ranging from slight to very severe. All of the nine soil types are found throughout the county and persons interested in the suitability of a specific soil for a certain use should contact the U. S. Soils Conservation Service in Shallote.

POPULATION

Estimated Growth

According to the U. S. Census of Population, Brunswick County's 1960 population was 20,278. The Statistical Services Center of the N. C. Department of Administration estimated the county's 1968 population at 22,870. The North Carolina Social Services Advisory Committee estimates that in 1975 the county will have 23,400 persons and that by 1985, this figure will have risen to 28,500. All of these figures indicate a steady pattern of growth.

Contributing Factors

There are, however, several factors which were not taken into account at the time that these estimates were made. First, the recent completion and full-time operation of the I. E. DuPont Polyester Fiber Plant has brought new workers into the county. This plant and the other new industries in the Navassa area indicate an upward trend in Northwest Township's population. If this happens, it would erase the 9.7 percent loss recorded by that township between 1950-1960. Second, there is no way to accurately estimate the effect of Carolina Power and Light's Nuclear Generating Plant which will soon be constructed in the Southport area. The construction of this plant will, no doubt, increase the expected population of Smithville Township.

Over 9,000 resort lots have been sold along the beach areas in Shallote, Lockwoods Folly, and Smithville Townships. These lots are presently unoccupied but will be used in the future. Their utilization will increase the already fast growing beach area population. Finally, the development of Bald Head Island could add significantly to the county's appeal as a retirement haven.

Patterns of Urbanization

A visual survey completed for the county's Initial Housing Element showed that Brunswick greatest growth areas are its northeast, southeast and southern peripheral areas. Leland and the northern section of the county are also growing areas. The slowest developing areas are the central county, and the Waccamaw Township areas. Both of these sections have been traditionally devoted to agriculture and commercial forestry. With the present decline in agricultural activity, both of these areas can be expected to lose population. Incorporated areas which will receive most of Brunswick's growing population are Holden Beach, Leland, Long Beach, Shallote and Southport.

EXISTING LAND USE

Listed below are the various land uses in Brunswick County and their relative acreages. Commercial forestry constitutes by far the largest single area of land, occupying 82.5 percent of the county's total land area. Agriculture is the next largest category with 6.2 percent of the land total. Incorporated cities and towns constitute 4.9 percent of the land area and this figure is rather high by county standards, but Boiling Spring Lakes' extensive land holdings distorted this acreage figure. Industrial land uses occupied only .3 percent of the total and scattered rural commercial development was negligible as an element of the total land picture.

BRUNSWICK COUNTY LAND USE

Incorporated Cities and Towns	27,897 acres ^A
Boiling Spring Lakes	14,000 acres ^A
Bolivia	384 acres ^A
Holden Beach	1,984 acres ^A
Long Beach	5,120 acres ^A
Ocean Isle Beach	2,240 acres ^A
Shallote	1,216 acres ^A
Southport	1,097 acres ^A
Sunset Beach	1,344 acres ^A
Yaupon Beach	512 acres ^A
Agriculture	34,700 acres ^B
Harvested Farmland	24,200 acres
Idle Land	14,730 acres
Improved Pasture	2,075 acres
Unimproved Pasture	1,540 acres ^D
Woodlands	93,155 acres ^D
Commercial*	45 acres ^A
Industrial	
Existing Plant Sites	2,200 acres ^C
NCP&L Site	3,000 acres
Potential Industrial Sites	2,945 acres
Forests	461,200 acres ^B
Highways	716.94 miles or 5,213 acres ^E

Primary	181.14 miles or 1,317 acres
Secondary	535.80 miles or 3,896 acres
Paved	315.63 miles or 2,295 acres
Unpaved	220.17 miles or 1,601 acres

ELEMENTS OF THE SKETCH PLAN

Residential Growth

As stated earlier, Brunswick's greatest areas of residential growth will continue to be its nine incorporated towns and cities. Of these nine, Leland, Southport and Shallotte will probably receive the brunt of the residential expansion. With a family size of 3.5 persons per dwelling unit and a land use density of three families per acre, Brunswick County will need 2,228 acres of land for residential purposes by 1975, and 2,714 acres by 1985. The county's incorporated areas already contain many times the number of acres needed for this estimated residential expansion. The important need, therefore, is not a one of locating future construction sites but of making sure that sites qualify for residential use according to sound planning guidelines. The following is a list of residential standards which should be considered prior to development.

(1) Subdivisions or other residential areas should be separated from both incompatible land uses and high speed or heavy traffic.

(2) Residential sites should be free from flooding and the compaction of the soil should be such as to insure a structurally sound foundation.

(3) Residential development should not be so far from shopping areas, employment areas, and such essential community facilities such as police, fire, and medical services as to create a needless hardship on those persons living there.

(4) Natural features such as topographical relief, trees, and streams should be preserved and should add to the natural beauty of the residential area.

Commercial Development

The two primary centers of commercial activity in Brunswick County are located at Shallotte and Southport. Both of these

commercial districts are limited in store space, parking areas, and a variety of selected goods. While Southport is the county seat, its businesses compose only 11 acres and this shopping area is void of either a large food store or a large general merchandise store. An example of the deficiency in regional shopping facilities can be seen in the subject of large food markets. Many people living in Shallotte, Southport and other areas travel to Wilmington to shop because they can find a wider range of brands at lower prices.

Based on a standard of two acres per 1,000 population, Brunswick County will need an estimated 46 acres of commercial activity by 1975. By 1985 this estimated need will have risen to 57 acres. This means that an additional 16 acres of commercial land will be needed by 1975 and another 11 by 1985. The scattered commercial establishments have not been included in the estimates. Such stores deal primarily in such items as grocery staples, gasoline, seafood, and fishing bait and tackle. These stores are neighborhood services and are not regionally oriented.

Land used to meet the above commercial acreage needs has been limited in the Plan to the aforementioned Cities of Shallotte and Southport. Their tradition as centers of economic activity would allow stores locating within their boundaries a better chance of survival. Large food and general merchandise stores should be encouraged to locate within these areas. The probable area of development in Shallotte is the area along U.S. Highway 17 between the city's eastern limits and its central business district. Commercial development in Southport is most likely to develop along Howe Street, north of Moore Street.

Industrial Growth

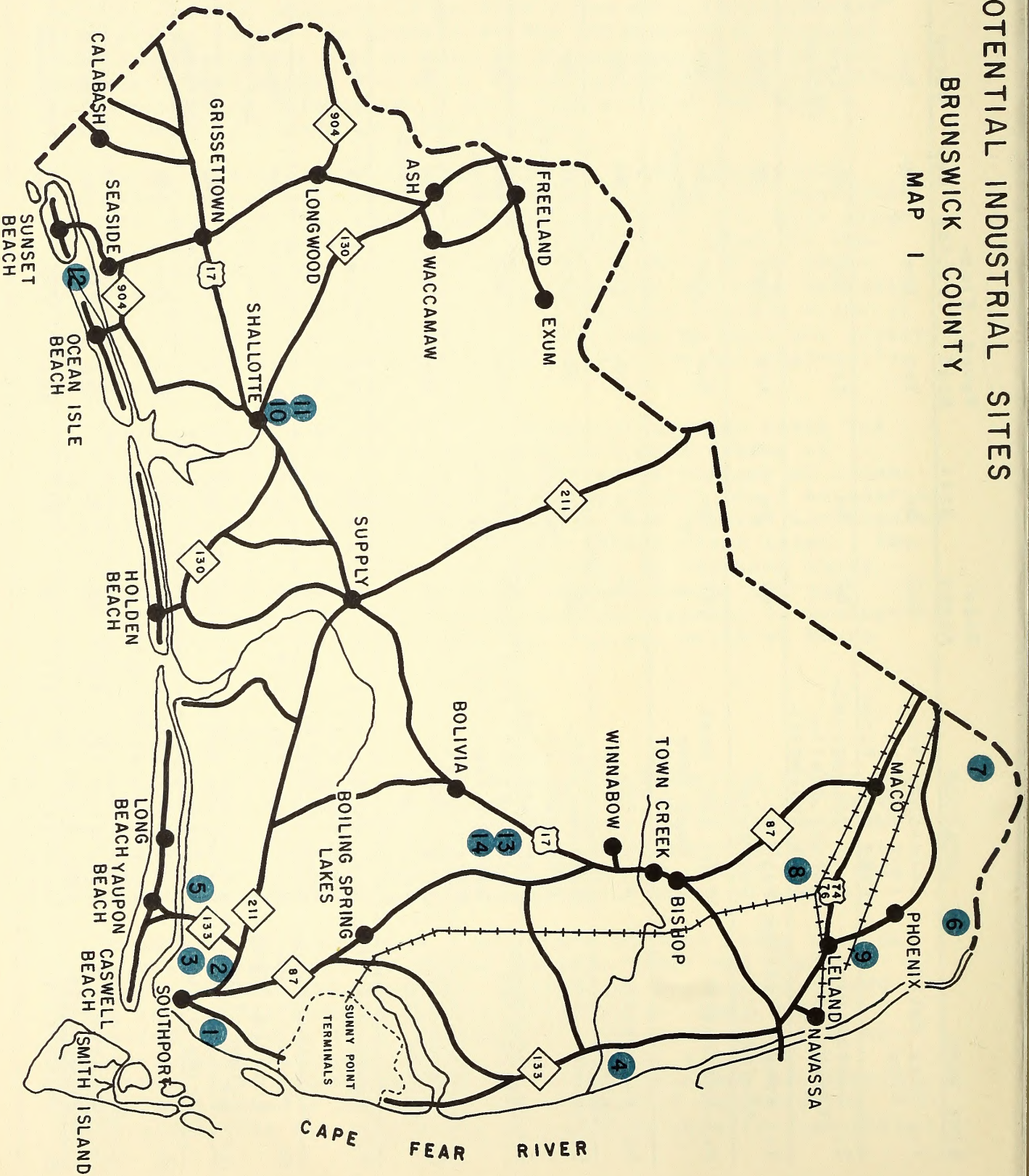
It has only been in recent years that Brunswick County has had any sizeable degree of industrial development. The recent construction of E. I. DuPont and Company's Fiber Plant in the Navassa area as well as other industrial development in that region, promises a growing manufacturing base which will continue to strengthen the county's economy.

Brunswick currently has 2,200 acres of land being used for industrial purposes. The North Carolina Power and Light Company's Nuclear Generator is expected to use another 3,000 acres and employ some 61 persons after it is completed. Brunswick County is very fortunate to have most of its industries situated on large sites. The national standard for industrial land requirements is 10 to 15 employees per acre, but Brunswick had a recorded 1,010 industrial employees in 1969, giving the county a ratio of one-half acre per industrial

SITE NAME	LOCATION	Size Acres	Rail	Paved Road	Elec- tricity	Gas	Water	Sewer
1. Deep Water Site	Secondary Rd. 1528 next to Cape Fear River	500	No	Yes	Yes	No	Yes	Can Extend
2. Lester Lowe *Prime site	N.C. 211, Approx- imately 1 mile from Southport	62	No	Yes	Yes	No	Can Extend	Can Extend
3. Robert Willing *Prime site	West St., Southport	62	No	Yes	Yes	No	Yes	Yes
4. Clarendon	N.C. 133, next to Cape Fear River	190	No	Yes	Yes	Can Extend	No	No
5. Elizabeth River	N. C. 133	8	No	Yes	Yes	No	No	No
6. Godwin Site	Secondary Rd. 1427 next to Cape Fear River	200	Can Extend	No	Yes	Can Extend	No	No
7. Blake Site	Secondary Rd. 1422 next to Cape Fear River	1,350	Can Extend	Yes	Yes	Can Extend	No	No
8. Creech Site *Prime Site	U. S. 74-76, 2 miles west of Leland	206	Yes	Yes	Yes	Can Extend	No	No
9. Eastbrook Site	Next to Seaboard Coastline Rail- road at Eastbrook	66	Yes	Yes	Yes	Yes	No	No
10. Shallote In- dustrial Corp. *Prime site	Secondary Rd. 1348	30	No	Yes	Yes	No	Can Extend	No
11. Mintz Site *Prime site	Northside Drive, Shallote	120	No	Yes	Yes	No	Can Extend	No
12. Gore Site	N.C. 904, next to Intracoastal Water- way	53	No	Yes	Yes	No	No	No
13. Eichorn Site *Prime site	Secondary Rd. 1513 next to Bolivia	68	No	Yes	Yes	No	Planned	No
14. Jones Site	Secondary rd. 1512 next to Bolivia	30	No	Yes	Yes	No	Planned	No

POTENTIAL INDUSTRIAL SITES BRUNSWICK COUNTY

MAP 1



employee. Obviously, with this type of employee/acreage relationship, there is no immediate need for land which the existing plants can use for expansion.

If the employee/acreage ratio is boosted to a normal standard of 10/1, and if the county's industrial employment continues to grow at an annual rate of 5 percent per year, the county will need the following estimated industrial lands:

1975 - 147 acres

1985 - 229 acres

Brunswick already has many times more acres being used than those listed above, but new plants coming into the county will need such land. The industrial sites listed below and the 500 acres of "prime industrial sites" shown on the Plan should easily satisfy the growth requirements of the county. The "prime sites" were chosen because they are near Brunswick's major population centers. The availability of the sites to water and sewer line extensions, major traffic arterials, and the proposed sites' compatibility with existing land uses were also used as a criteria for choosing prime sites.

Sources:

- A. DCP Estimate
- B. Mr. Archie Martin, County Agent, USDA, Supply, N.C., 1969
- C. Mr. Roy Stevens, Director, Brunswick County Resources Development Commission, Southport, N.C., 1969
- D. North Carolina's Timber, USDA, pp. 42-47, 1966
- E. North Carolina Highway and Road Mileage, 1969, N.C. State Highway Commission, Raleigh, pp. 5-9

*Unincorporated Areas and Rural County

Agriculture and Forestry

Only 6 percent or 34,700 acres in Brunswick County are devoted to agricultural production. This figure is rather low by North Carolina standards and is expected to continue to decline as both a part of the total land area, and as a major factor in the county's economy. Farming regions within the county are limited to the area west of Shallotte to the South Carolina border and Columbus County line, and the northwestern area between Bolivia and Winnabow. There are two outstanding reasons why the county's farming areas are declining. First, the economic limitations of modern farming have necessitated the acquisition of large land tracts and expensive farm equipment. Modern implements have continued to replace jobs which were once held by local laborers. Such laborers have been moving to urban areas where they find other types of employment.

Forestry products are big business in Brunswick County and commercial forests account for 461,000 acres. Most of these areas are owned by large lumber corporations who intend to use the lands as they presently exist for many years to come. Most of the timber in Brunswick County is used for pulpwood products. The existence of these woodlands is important to citizens of Brunswick County for several reasons. Groups of tall trees and forests in general reduce strong coastal winds, creating a better environment for agriculture. Wooded areas prevent soil erosion and reduce annual flood hazards. Such wooded areas also provide a safe habitat for wild birds and animals. Both agriculture and forest areas should be preserved.

No additional acreage for agriculture and forests is shown on the Sketch Development Plan. Areas shown on the Plan are already being used for these purposes and should be preserved as such. Scattered site development of residences and commercial or industrial structures in these areas should be discouraged.

Community Facilities

Schools:

A reliable survey of Brunswick County's school facilities completed in 1968 indicated the county had a great number of deficiencies.¹ The eight school units in the county are

¹ Brunswick County School Survey, John E. Justus, Department of Public Instruction, Division of School Planning, Raleigh, 1968.

lacking dramatically in the number and adequacy of available school rooms and additional school site space on which to expand. All but one of the existing schools were constructed before 1940 and they have not expanded to adequately serve the growing number of pupils. School enrollment in 1967-68 was 5,916 students, but the capacity for the same facilities was 5,164 students.

The present school sites in Brunswick constitute 147 acres. Only two of these schools (Shallotte and Waccamaw) have adequate space to serve their classes. The Brunswick County Board of Education is proceeding with plans to construct three new high schools in the county. One senior high will be located on Secondary Road 1437 between Navassa and Leland, another will be situated on N. C. 211 between Southport and Supply, while the third senior high will be located on N. C. 130 northwest of Shallotte. All three schools will be constructed on 50-acre sites and will cumulatively serve approximately 2,400 students.

The addition of these three schools should adequately relieve the crowded conditions existing in the county. County school officials should, however, begin to plan for updating existing structures and creating new and needed educational facilities. Brunswick County needs a technical center similar to the Cape Fear Technical Institute in Wilmington. The county's public schools have few vocational training courses and technically trained people will be needed more and more as the county continues to industrialize.

Medical Facilities

The only medical facilities located in Brunswick County are several doctors' offices in Shallotte and Southport, and the Doshier Hospital in Southport. A recent survey by a medical facilities consultant indicated that Doshier Hospital is obsolete and should be phased out of use. This firm recommended a new 30-bed hospital.¹ The North Carolina Medical Care Commission supported this report and estimated the county's hospital need at 73 beds in their annual report.² Their estimate was based on a ratio of 2.5 beds per 1000 rural population and 4 beds per 1000 urban population. Five acres are shown on the land development plan for the rebuilding and expansion of the existing hospital facilities in Southport. It should be said that the county's hospital needs are lessened by the fact that Wilmington is a regional medical center. Efforts should, however, be made by county government and health officials to see that local medical facility requirements are met.

¹Unpublished Medical Facilities Analysis, Gibson Howell, Administrator, Louise Craci Hospital, Suffolk, Virginia.

²N.C. State Plan for the Construction of Hospitals and Medical Facilities, N.C. Medical Care Commission, Raleigh, 1968-1969.

Fire Protection

Based on a maximum service radius of 3 miles, Brunswick County's fire fighting units can only serve approximately 200 of the 873 square miles within the county. This severe deficiency in fire protection is compounded by the fact that all of the units are made up of volunteers and have a limited amount of equipment. There are seven fighting units in the county and they are located at Shallotte, Holden Beach, Leland, Long Beach, Southport, Bolivia and Winnabow. None of these existing units are approved by the North Carolina Fire Insurance Rating Bureau. In order to give at least minimal protection to remaining sections of the county, the following areas should have volunteer fire units with adequate equipment: Maco, Waccamaw, Longwood, Calabash, Sunset Beach, Gause Landing, Ocean Isle Beach, Bowen Point, Supply and Boiling Spring Lakes. A fire unit should definitely be established at the crossing of N. C. 211 and Beaverdam Creek, since one of the new senior high schools will be located there and since it is more than five miles to existing fire station in Southport. All of the proposed units should be on sites of at least one acre.

Water and Sewer Service

Southport is the only city in Brunswick County that has both municipal water and sewer lines. Boiling Spring Lakes, Long Beach, and Shallotte have water systems but none of these have sewer service. A recent comprehensive county water and sewer study outlined plans for all nine of the populated areas within Brunswick County.¹ These plans are good and should be followed by the respective communities. Brunswick's growing population will increase the danger of pollution and poisoning if individual septic tank and water pumps remain the standard methods of sewage control and water supply.

Sanitary Landfills

At the present time there are no sanitary dumping areas within the county. Brunswick County needs an organized sanitary landfill program. Many citizens have simply dumped trash and refuse along the county's dirt roads and these unsightly areas are mute testimony to the need for planned dumping locations. It is hoped that very shortly the North Carolina Health Department's Sanitary Engineering Division will proceed to develop a comprehensive landfill program for Brunswick

¹ Comprehensive Water and Sewer Planning Report, Brunswick County, Henry Von Oesen and Associates, Wilmington, 1968.

County. The prerogative has been taken, however, to indicate six possible landfill sites on the Plan. Such sites could range in size from 5-20 acres each and could employ a "rotating" crew of two or three workmen to operate a bulldozer and keep the sites functioning.

Parks and Recreation

Brunswick County needs much more land for parks and recreation. There are only two planned park areas located within the county. A two-acre park owned by the Lions Club is located at Shallotte and another two-acre park owned by the city is located at Southport. Orton Plantation and Old Brunswick Town are tourist attractions and have no standard park facilities. The playgrounds used by the county schools are not considered as park areas because they are not frequented by the general public. These areas can, however, play an important role in the recreation program if they are wisely used during the summer months for various arts and craft classes and sports activities.

The value of land for parks and recreation purposes will become more important as the population grows, tourism increases and developable land becomes more difficult to obtain. The Brunswick County Commissioners should set aside funds annually for a parks development program. The Commissioners should also appoint a parks and recreation commission to support the development program and to investigate new ways of financing it.

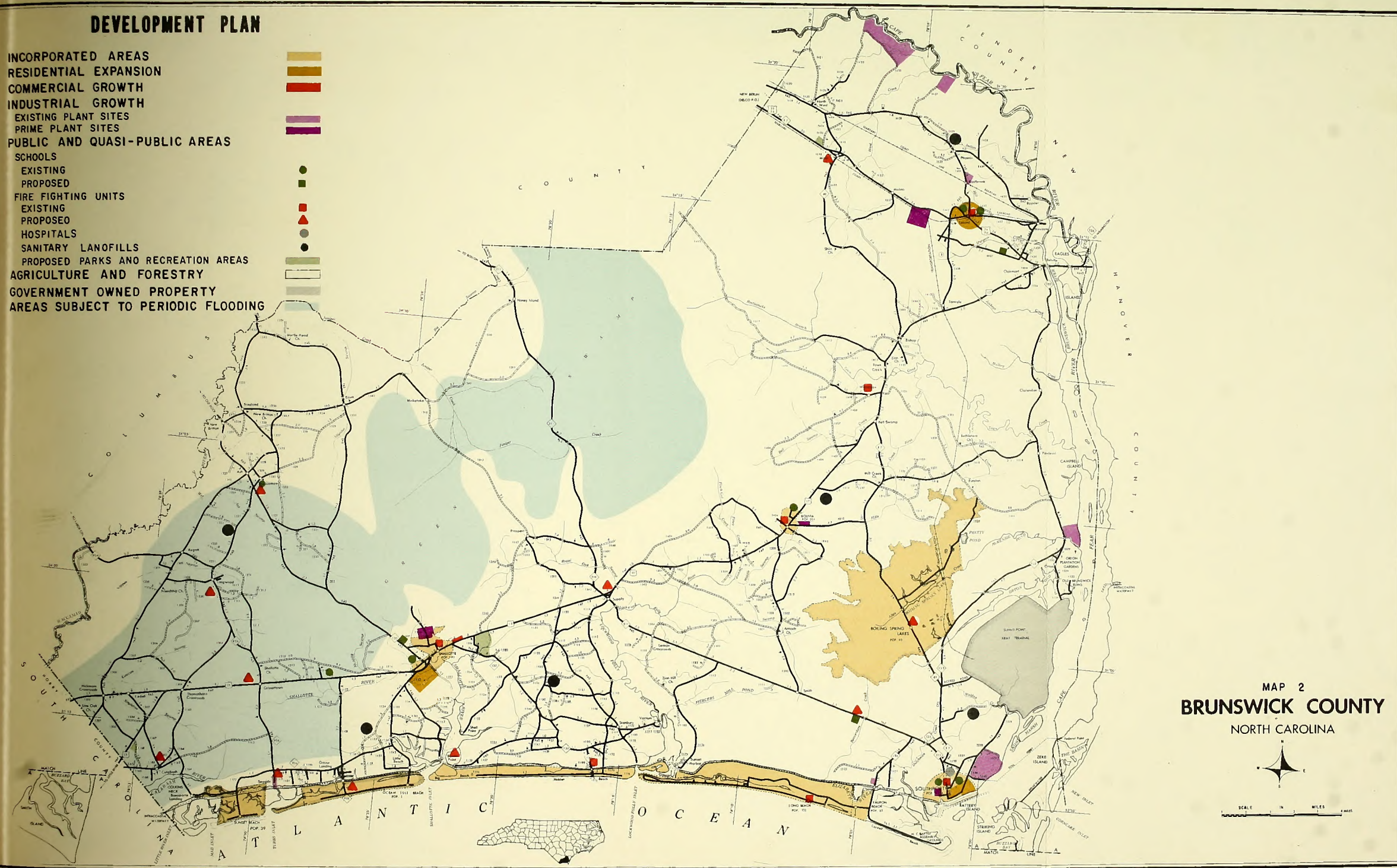
There are four proposed parks shown on the Sketch Development Plan. The proposed sites constitute 370 acres. Brunswick needs a large county-wide or "regional area" park and such an area has been proposed for Shallotte. Facilities and activities for this centrally located park would include a civic building, a football field, baseball diamonds, a picnicking area, and an overnight camping area for visiting tourists. Such a park should be from 200 to 300 acres in size.

Two 25-acre parks have been chosen to serve the northern and southern sections of the county. One of the areas is located on the South Carolina line, southeast of U.S. Highway 17. The other 25-acre park is located off of U.S. Highway 74/76 and Secondary Road 1425 just west of Maco. The Waccamaw River provides some truly beautiful scenic areas and a 20-acre "Riverside" park has been proposed to take advantage of this natural resource. The site is located north of N.C. Highway 904 at its junction with the river.

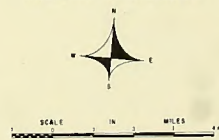


DEVELOPMENT PLAN

- INCORPORATED AREAS
- RESIDENTIAL EXPANSION
- COMMERCIAL GROWTH
- INDUSTRIAL GROWTH
- EXISTING PLANT SITES
- PRIME PLANT SITES
- PUBLIC AND QUASI-PUBLIC AREAS
- SCHOOLS
- EXISTING
- PROPOSED
- FIRE FIGHTING UNITS
- EXISTING
- PROPOSED
- HOSPITALS
- SANITARY LANDFILLS
- PROPOSED PARKS AND RECREATION AREAS
- AGRICULTURE AND FORESTRY
- GOVERNMENT OWNED PROPERTY
- AREAS SUBJECT TO PERIODIC FLOODING



MAP 2
BRUNSWICK COUNTY
NORTH CAROLINA



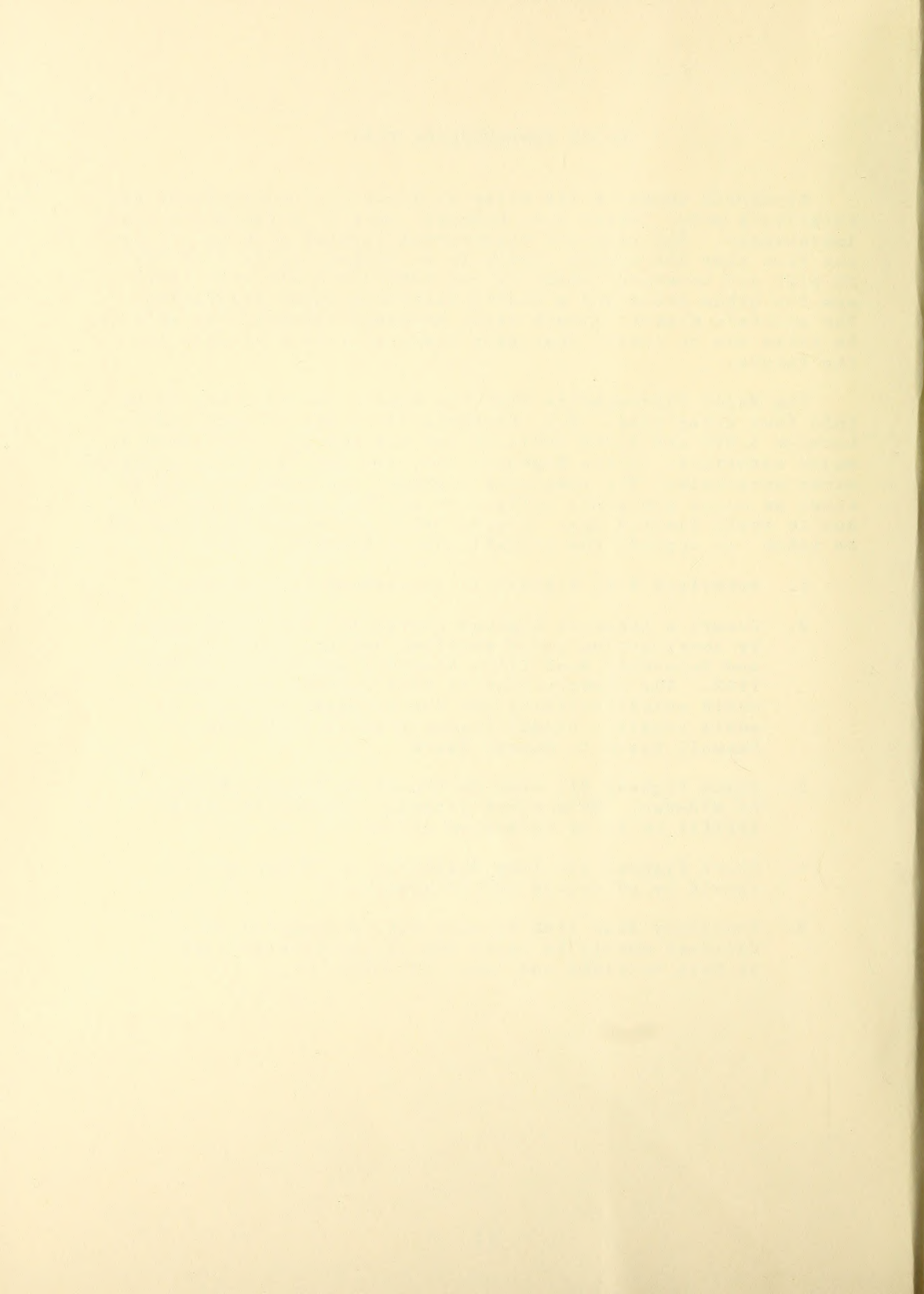
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MAJOR THOROUGHFARE PLAN

Brunswick County's 716 miles of State and County Roads are relatively good. There are, however, several areas which need improvement. The county's traditional highway problem has been the fact that the county itself is so large. It is difficult to plan and construct roads on any coherent basis when there are few urban areas and a widely scattered rural population. The county's present growth rate, however, demands that efforts be taken now to insure that good roads will be available in the future.

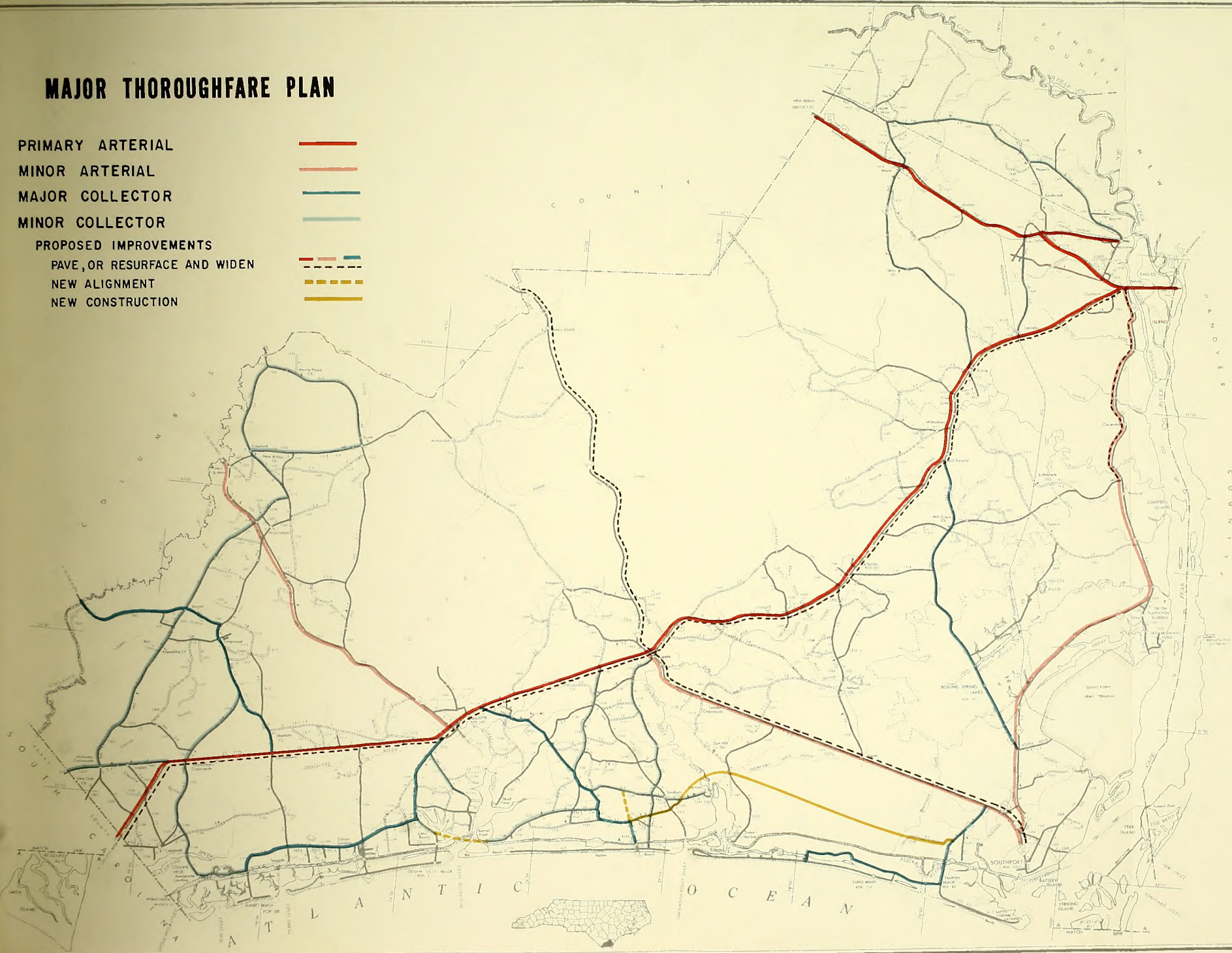
The Major Thoroughfare Plan has broken the county's roads into four categories. U.S. Highways 74/76 and 17 each carry between 3,000 and 5,000 vehicles per day and are classified as major arterials. State Highways 130, 133 and 211 are considered minor arterials. The remaining highways and roads are either shown as major and minor collectors or they are unclassified due to their limited use. Listed below are steps which should be taken to upgrade the overall county highway system:

1. Resurface U.S. Highway 17 throughout the county.
2. Create a cohesive highway system for the beach areas by constructing paved sections between Bowen Point and Secondary Road 1143, Stanbury and Secondary Road 1102. The construction of such highway sections would entail building two new bridges; however, it would create a needed transportation link from Caswell Beach to Sunset Beach.
3. State Highway 211 from Southport to Bolton should be widened. This minor arterial carries too much traffic to be as narrow as it is.
4. State Highway 130 from Shallotte to Holden Beach should be re-routed and straightened.
5. Secondary Road 1168 between U.S. Highway 17 and Calabash should be paved due to its constant use by both tourists and local citizens.

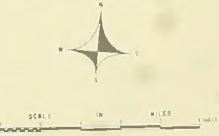


MAJOR THOROUGHFARE PLAN

- PRIMARY ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- PROPOSED IMPROVEMENTS
 - PAVE, OR RESURFACE AND WIDEN
 - NEW ALIGNMENT
 - NEW CONSTRUCTION



MAP 3
BRUNSWICK COUNTY
NORTH CAROLINA



THE TRANSMITTAL BOOK

OF THE
UNITED STATES
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DEPARTMENT OF THE
INTERIOR
BUREAU OF LAND
MANAGEMENT
WASHINGTON, D. C.
1908

PLAN IMPLEMENTATION

Any type of plan is only as good as those persons charged with making it a working reality. The Brunswick County Sketch Development Plan has been developed by citizens of Brunswick County for citizens of the County. Its success and usefulness is entirely dependent upon the desire and resourcefulness of the people of Brunswick County. In an effort to begin this implementation process, the following steps should be taken:

Zoning

The county should adopt a zoning ordinance to prevent the haphazard development of diverse land uses. Such an ordinance should protect existing undeveloped areas from the incompatible development of residential, commercial and industrial land uses.

Subdivision Regulations

The county should adopt subdivision regulations to insure that residential development within the county is constructed in such a manner that it provides at least minimal requirements for safe and efficient neighborhoods.

Housing Program

The county's Initial Housing Element outlined several methods for improving the existing structures and for insuring that minimal housing needs are met. These programs should be put into effect immediately. Interested organizations and individual citizens should work with the Brunswick County Housing Authority to insure that these goals are achieved.

Codes

Brunswick County already has an electrical code in effect but in order to insure the proper type of home construction and to bring up to par existing structures, the following codes should be adopted:

Building Code - The North Carolina Uniform Residential Building Code should be adopted. This code establishes standards for building materials and home construction. The enforcement of such a code would be of great benefit to Brunswick County.

Plumbing Code - The recent increase in residential construction particularly in the sections of the county bordering the beach areas has created a need for more stringent plumbing regulations. General Statute 153-9 (47) gives the county the power to exercise such control and efforts should be taken by the County Commissioners to utilize this power.

Minimum Housing Code - The County Commissioners should adopt and provide measures for the enforcement of a minimum housing code. Such a code would provide standards for sanitation, lighting, heating and internal living space for existing structures. There are two commonly used codes of this type currently being used in North Carolina. The Southern Standard Housing Code is produced by the Southern Building Code Congress and may be obtained by writing to this agency at 1116 Brown-Marx Building, Birmingham, Alabama. The other code commonly used is produced by the N. C. League of Municipalities. This code has been tentatively approved by HUD and may be obtained by writing to Raleigh Building, Raleigh, N. C. The adoption and enforcement of either of these two codes would do much to alleviate existing substandard housing conditions.

Code Enforcement

To facilitate the efficient enforcement of codes and ordinances adopted by the county, the County Commissioners should organize a joint city-county housing inspection department. Such a department should include a working agreement between Brunswick County, Southport, Shallotte and Long Beach. Inspection time should be contracted to the municipalities under the provisions of Chapters 1065 and 1066 of the N. C. General Statutes.

Water & Sewer Development

The Brunswick County Planning Board and the County Commissioners should work closely with the Farmers Home Administration and the N. C. State Planning Division to insure that the proposals of the recently completed FHA Comprehensive Water & Sewer Study are carried out. Grants from FHA and HUD for the construction of these needed facilities would be a big help to those populated areas needing them. The Planning Board should contact a HUD representative to discuss the possibility of obtaining a water and sewer facilities grant under Section 702, PL 89-117, Title II, PL 84-345, or Section 117, PL 89-117 programs. Local communities desiring more information about these programs should write to HUD, 401 Oberlin Road, Raleigh, N.C.

Fire Protection

The County Commissioners should examine the present fire fighting capabilities of the existing units within the county. The Commissioners should explore the possibility of hiring a full-time fire marshall to coordinate and oversee the county's program. A central dispatching headquarters should be organized and should contain communication equipment for unifying fire fighting operations. The Commissioners should encourage those areas on the Plan which are indicated as being deficient to organize volunteer departments. The monthly allowance presently being paid to existing fire fighting units should be increased to at least \$50.00 per unit, per month.

Sanitary Landfills & Refuse Disposal

Both the Planning Board and the County Commissioners should work closely with the North Carolina Health Department's Sanitary Engineering Division in developing a landfill program for the county. The Commissioners should also contact local municipal officials to discuss the possibility of a central refuse collection program in cooperation with the sanitary landfill project. Many areas within the county presently have no trash "pick-up" and the steady growth of these areas has caused concern over the disposal problem. Centralized collection could be the answer to these areas.

Park Development

The Planning Board should review the possibility of park proposals applying for a HUD Open Space Land Grant under Title VII, PL 87-70. Such a grant would make at least part of the park proposals in the Plan become a reality.

